IN RE: PETITION FOR SPECIAL HEARING * N/S Greenspring Valley Rd. 550' E of c/l Park Heights Ave* NEC Greenspring Valley Rd. and Park Heights Avenue 2308-2312 Greenspring Valley Rd 3rd Election District 3rd Councilmanic District

John M. Nelson, III

Petitioner

ZONING COMMISSIONER OF BALTIMORE COUNTY

Case No. 93-467-SPH

***** ORDER OF DISMISSAL

The Petitioner herein requested a Petition for a Special Hearing for a non-density transfer of 2.57 acres in accordance with the Plat to accompany the Petition for Special Hearing; and,

WHEREAS, a hearing was scheduled to be held on July 29, 1993 at 2:00 P.M., in Room 118 of the Court House, before the Zoning Commissioner, regarding the above captioned case; and,

WHEREAS, attorney Robert A. Hoffman, Esquire, appeared on behalf of the Petitioner at the scheduled hearing and placed on the record that his client, John M. Nelson, III, requested a withdrawal of the Petition for Special Hearing.

IT IS THEREFORE ORDERED by the Zoning Commissioner for Baltimore Counday of August, 1993 that the Petition for a Special Hearing in the above captioned matter, be and the same is hereby DISMISSED without prejudice, upon payment of open costs by the Petitioner.

> Zoning Commissioner for Baltimore County

GORDON T. LANGDON

EDWARD F. DEIACO-LOHR

BRUCE E. DOAK

93-467-5PH

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

Suite 113 Courthouse 400 Washington Avenue Towson, MD 21204

(410) 887-4386

August 19, 1993

Robert A. Hoffman, Esquire Venable, Baetjer and Howard 210 W. Allegheny Avenue Towson, Maryland 21204

> RE: Case No. 93-467-SPH Petition for Special Hearing John M. Nelson, III, Petitioner Property: 2308-2312 Greenspring Valley Road

Dear Mr. Hoffman:

Attached hereto please find an Order of Dismissal regarding the above captioned matter.

Very truly yours,

Lawrence E. Schmidt Zoning Commissioner

cc: Mr. John M. Nelson, III 2308 Greenspring Valley Road Stevenson, Maryland 21153

GERHOLD, CROSS & ETZEL Registered Professional Land Surveyors SUITE 100

320 EAST TOWSONTOWN BOULEVARD TOWSON, MARYLAND 21286-5318

FAX 410-823-4473

FRED H. DOLLENSERG GARL L. GERHOLD PHILIP K. CROSS of coursel. JOHN F. ETZEL

June 30, 1993

ZONING DESCRIPTION FOR 2312 GREEN SPRING VALLEY ROAD

Beginning at a point on the north side of Greenspring Valley Road, which is 60 feet wide, at the intersection of the east side of Park Heights Avenue, which is 80 feet wide.

Being Lot 2 in the subdivision of "Property of John M. Nelson, III and Wife" as recorded in Baltimore County Plat Book E.H.K.Jr. No. 46, Folio 16, containing 5.73 acres of land, more or less. Also known as 2312 Greenspring Valley Road and located in the Third Election District.



GORDON T. LANGDON DENNIS M. MILLER EDWARD F. DEIACO-LOHR

BRUCE E. DOAK

GERHOLD, CROSS & ETZEL Registered Professional Land Surveyors SUITE 100 320 EAST TOWSONTOWN BOULEVARD TOWSON, MARYLAND 21286-5318

CARL L. SERHOLD PHILIP K. CROSS

PAUL G. DOLLENBERG

FRED H. DOLLENBERG

FAX 410-823-4473 ZONING DESCRIPTION FOR AREA TO BE CONVEYED FROM LOT 1 TO LOT 2

Beginning at a point on the east side of Park Heights Avenue, 80 feet wide, at the distance of 500 feet north of the centerline of Greenspring Valley Road, which is 60 feet wide, running thence and binding on said Park Height Avenue for an arc curving to the right for a length of 356.33 feet having a radius of 533.69 feet, thence leaving said right of way and running for the four (4) following courses and distances viz: North 72 degrees 20 minutes 10 seconds East 207.33 feet, South 04 degrees 40 minutes 24 seconds East 195.00 feet, North 87 degrees 35 minutes 04 seconds East 88.00 feet, and South 15 degrees 34 minutes 54 seconds East 149.78 feet, thence running with and binding on the northerly outline of Lot 2 as shown on a plat entitled "Property of John M. Nelson III and Wife" and recorded among the Land Records of Baltimore County in Plat Book E.H.K.Jr. 46 folio 16, South 84 degrees 55 minutes 40 seconds West 494.08 feet to the place of beginning.

Containing 2.617 acres of land more or less.

Being part of Lot 1 as shown on a plat entitled "Property of John M. Nelson III and Wife" and recorded among the Land Records of Baltimore County, Maryland in Plat Book E.H.K.Jr. 46 folio



Petition for Special Hearing
93-467-59H 93-467-5PH to the Zoning Commissioner of Baltimore County

Northeast intersection of Park Heights for the property located at and Greenspring Valley Road

which is presently zoned RC2

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Saltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve a non-density transfer of 2.57 acres in accordance with the Plat to Accompany Petition for Special

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

| | We do solemnly declare and affirm, under the penalties of perjury, that tiwe are the legal owner(s) of the property which is the subject of this Petition. |
|------------------------------|---|
| Contract Purchaser/Lessee: | Legal Owner(s): |
| (Type or Print Name) | John M. Nelson, III |
| Signature | Signature Signature |
| Address | (Type or Print Name) |
| City State | Zipcode Signature |
| Attorney for Petitioner | 2308 Greenspring Valley Road 486-693 |
| Robert A. Hoffman | Stevenson Maryland 21153 |
| The Mill | City State Zipcode Name, Address and phone number of legal owner, contract purchaser or representative to be contacted. |
| Signature Venzole, Baetjer & | Robert A. Hoffman, Esquire |
| 210 Allegheny Avenue 4 | 94-6200 Name 210 Allegheny Avenue Towson, Maryland 21204 494-6200 |
| Towson, Maryland 21204 | Address Phone No |
| City State | Zipcode OFFICE USE ONLY |
| | ESTIMATED LENGTH OF HEARING |
| No REVIEW / | the following dates Next Two Months |
| Ω 0.1.03 | ALLOTHER |

PAUL 6. SOLLENDERS

FRED H. DOLLENBERG

CARL L. GERHOLD

PHILIP K. CROSS

of countries

GORDON T. LANGDOI DENNIS M. MILLER EDWARD F. DEIACO-LOHR BRUCE E. DOAK

GERHOLD, CROSS & ETZEL Registered Professional Land Surveyors SUITE 100 320 EAST TOWSONTOWN BOULEVARD

TOWSON, MARYLAND 21286-5318 410-823-4470

ZONING DESCRIPTION FOR AREA TO BE CONVEYED FROM LOT 2 TO LOT 1

Beginning for the same on the east side of Park Heights Avenue, 80 feet wide, at the distance of 500 feet north of the centerline of Greenspring Valley Road, which is 60 feet wide, at a point North 84 degrees 55 minutes 40 seconds East 494.08 feet from said east side of Park Heights Avenue, said point being on the northernmost outline of Lot 2 as shown on a Plat entitled "Property of John M. Nelson III and Wife" and recorded among the Land Records of Baltimore County, Maryland in Plat Book E.H.K.Jr. 46 folio 16 running thence and binding on said northernnmost outline of Lot 2, North 84 degrees 55 minutes 40 seconds East 91.46 feet to the northeasternmost corner of said lot, thence running for lines of division the two (2) following courses and distances viz: South 72 degrees 10 minutes 06 seconds West 90.00 feet, and North 15 degrees 34 minutes 54 seconds West 20.22 feet to the place of beginning.

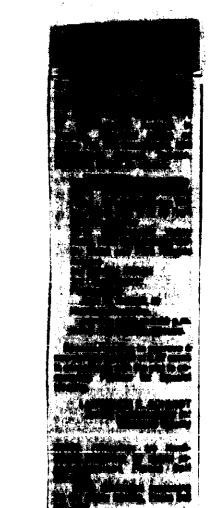
Containing 0.021 of an acre of land more of less.

Being part of Lot 2 as shown on a plat entitled "Property of John M. Nelson III and Wife" and recorded among the Land Records of Baltimore County, Maryland in Plat Book E.H.K.Jr. 46 folio



CERTIFICATE OF POSTING DNING DEPARTMENT OF BALTIMORE COUNTY

| 370 | Date of Posting 7/7/93 |
|------------------------------------|------------------------------------|
| son Son A Nason, III | ven a realization. U. U.f. |
| John M. Nason, III | |
| a of property: 23/2 (NS) Grans pri | y bolly Rd. 550 Floods Hate Area |
| 3086-vaons pring Villy RI | |
| a of Signe FOR Land Contraction | g lothy Rd., 550' Floods Hate Area |

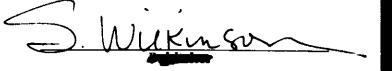


CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of weeks, the first publication appearing on

THE JEFFERSONIAN.



PAVL G. BOLLEHGERG PRES H. DOLLENGERO CARL L. GERHOLD PHILIP K. CROSS **67 6047106L** JOHN F. ETERL

Gerhold. Cross & Etzel Registered Professional Land Surveyors 320 EAST TOWSONTOWN BOULEVARE TOWSON, MARYLAND 21286-5318

WILLIAM &. ULRICH

June 30, 1993

ZONING DESCRIPTION FOR 2308 GREENSPRING VALLEY ROAD

Beginning at a point on the north side of Greenspring Valley Road, which is 60 feet wide, at the distance of 550 feet east of the centerline of Park Heights Avenue, which is 80 feet wide.

SUITE 100

410-823-4470

FAX 410-823-4473

EDWARD F. DEIAGO-LOHR

BRUCE E. DOAK

Being Lot 1 in the subdivision of "Property of John M. Nelson, III and Wife" as recorded in Baltimore County Plat Book E.H.K.Jr. No. 46, Folio 16, containing 12.78 acres of land, more or less. Also known as 2308 Greenspring Valley Road and located in the Third Election District.



Jaliesen

MER

NOTICE OF HEARING

CASE NUMBER: 93-467-SPH (Item 4) 2308 Greenspring Valley Road - M/S Greenspring Valley Road, 550' E of c/l Park Heights avenue 2312 Greenspring Valley Road - HEC Greenspring Valley Road and Park Heights Avenue 3rd Election District - 3rd Councilmanic Petitioner(s): John M. Helson, III HEARING: THURSDAY, JULY 29, 1993 at 2:00 p.m. in Rm. 118, Old Courthouse.

Special Hearing to approve a non-density transfer of 2.57 acres in accordance with the plat to accompany Petition for Special Hearing.

cc: John M. Nelson, III,/2308 Greenspring Valley Road/Stevenson MD 21153 Robert A. Hoffman, Esq./210 Allegheny Avenue/Towson, Maryland 21204

NOTES: (1) ZOWING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE. (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353. (3) FOR IMPORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

July 8, 1993 Issue - Jeffersonian Please foward billing to: Robert A. Hoffman, Esq.

210 Allegheny Avenue

(410) 494-6200

Towson, Maryland 21204

TO: PUTUNENT PUBLISHING COMPANY

Post-It™ brand fax transmittal memo 7671 # of peges > / * DEFFERSONIAN From GWEN CO. PATUXENT CO. ZADM Dept. LEGAL Phone *887-3391 Fax 296 - 2707 Fax 887- 5708

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 Room 118, Old Courthouse, 400 Washington Avenue, Tomson, Maryland 21204 as follows:

CASE NUMBER: 93-467-SPH (Item 4) 2308 Greenspring Valley Road - M/S Greenspring Valley Road, 550° E of c/l Park Heights Avenue 2312 Greenspring Valley Road - MEC Greenspring Valley Road and Park Heights Avenue 3rd Election District - 3rd Councilmenic Petitioner(s): John M. Welson, III

HEARING: THURSDAY, JULY 29, 1993 at 2:00 p.m. in Rm. 118, Old Courthouse.

Special Hearing to approve a non-density transfer of 2.57 acres in accordance with the plat to accompany Petition for Special Hearing.

LAMPENCE E. SCHMIDT ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMPODATIONS PLEASE CALL 887-3353. (2) FOR IMPORMATION CONCERING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government Office of Zoning Administration and Development Management

July 6, 1993

(410) 887-3353

Robert A. Hoffman, Esquire Venable, Baetjer and Howard 210 Allegheny Avenue Towson, MD 21204

RE: Preliminary Petition Review (Item #4) Legal Owner: John M. Nelson, III NE intersection Park Heights Avenue and Greenspring Valley Road 3rd Election District

Dear Mr. Hoffman:

111 West Chesapeake Avenue

Towson, MD 21204

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The petition was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed no unaddressed zoning issues and/or incomplete information.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

MJK:scj

cc: Zoning Commissioner

Enclosure: Receipt

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

#030 - SPECIAL HEARING -----\$50.00

NE intersection Park Heights & Greenspring Valley Road

Zoning Administration &

111 West Chesapeake Avanue

Legal Owner: John M. Nelson, III Attorney: Robert A. Hoffman

District: 3c3

Development Management

DATE: July 20, 1993 Arnold Jablon, Director Zoning Administration and Development Management

FROM: Pat Keller, Deputy Director Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 4, 8, 14 and 16. 43 - 467 - 204If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

PK/JL:lw

Maryland Department of Transportation State Highway Administration

O. James Lighthizer Secretary Hal Kassoff Administrator

7-7-93

Ms. Helene Kehring Zoning Administration and Development Management County Office Building Room 109 111 W. Chesapeake Avenue Towson, Maryland 21204

Re: BALTO CO.
Item No.: & 4 (WCR) 93-467-SPH

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

JLP/dal

- Building shall be built in compliance with the 1991 Life Safety Code. - No comments 93-467-SPH #6 - A fire hydrant is required at the entrance to the site. - Building shall be built in compliance with the 1991 Life Safety Code. - No comments

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee

FROM: <u>Jerry L. Pfeifer, Captain</u> Fire Department

SUBJECT: July 19, 1993 Meeting

No comments

ZADM

DATE: <u>July 9, 1993</u>

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER 2308 Greenspring Valley Rd. -N/S Greenspring Valley Rd., 550': OF BALTIMORE COUNTY E of C/L Park Heights Ave.; 2312 Greenspring Valley Rd. - : Case No. 93-467-SPH NEC Greenspring Valley Rd. and Park Heights Ave., 3rd Election Dist.; 3rd Councilmanic Dist. JOHN M. NELSON, III, Petitioner

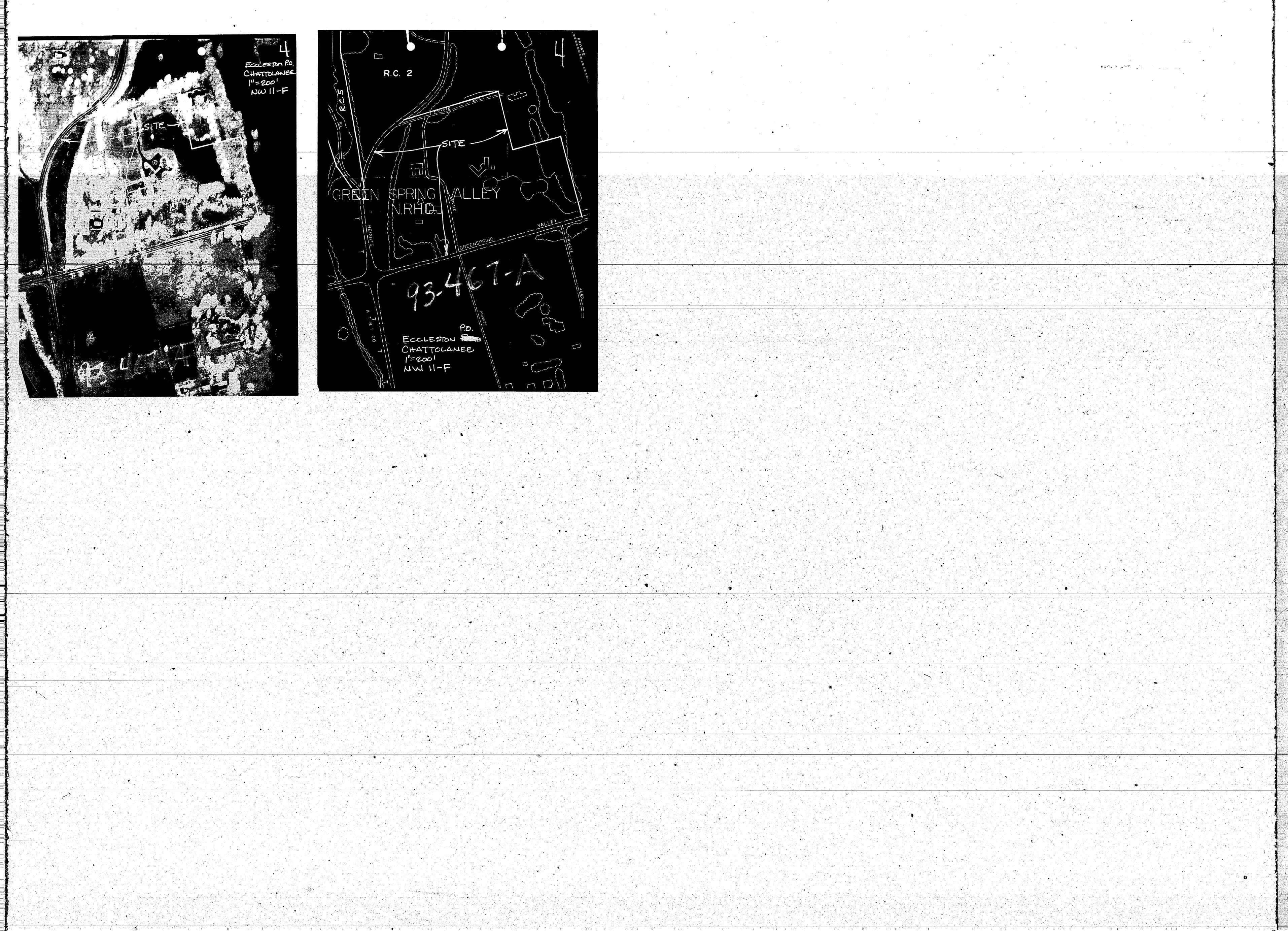
ENTRY OF APPEARANCE

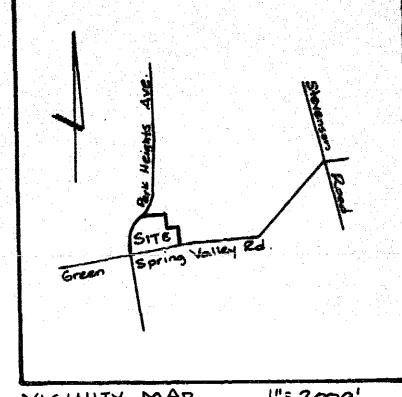
Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

> Feter Max Zu Peter Max Zimmerman People's Counsel for Baltimore County Carole S. Semilio Carole S. Demilio Deputy People's Counsel Room 47, Courthouse 400 Washington Avenue Towson, Maryland 21204 (410) 887-2188

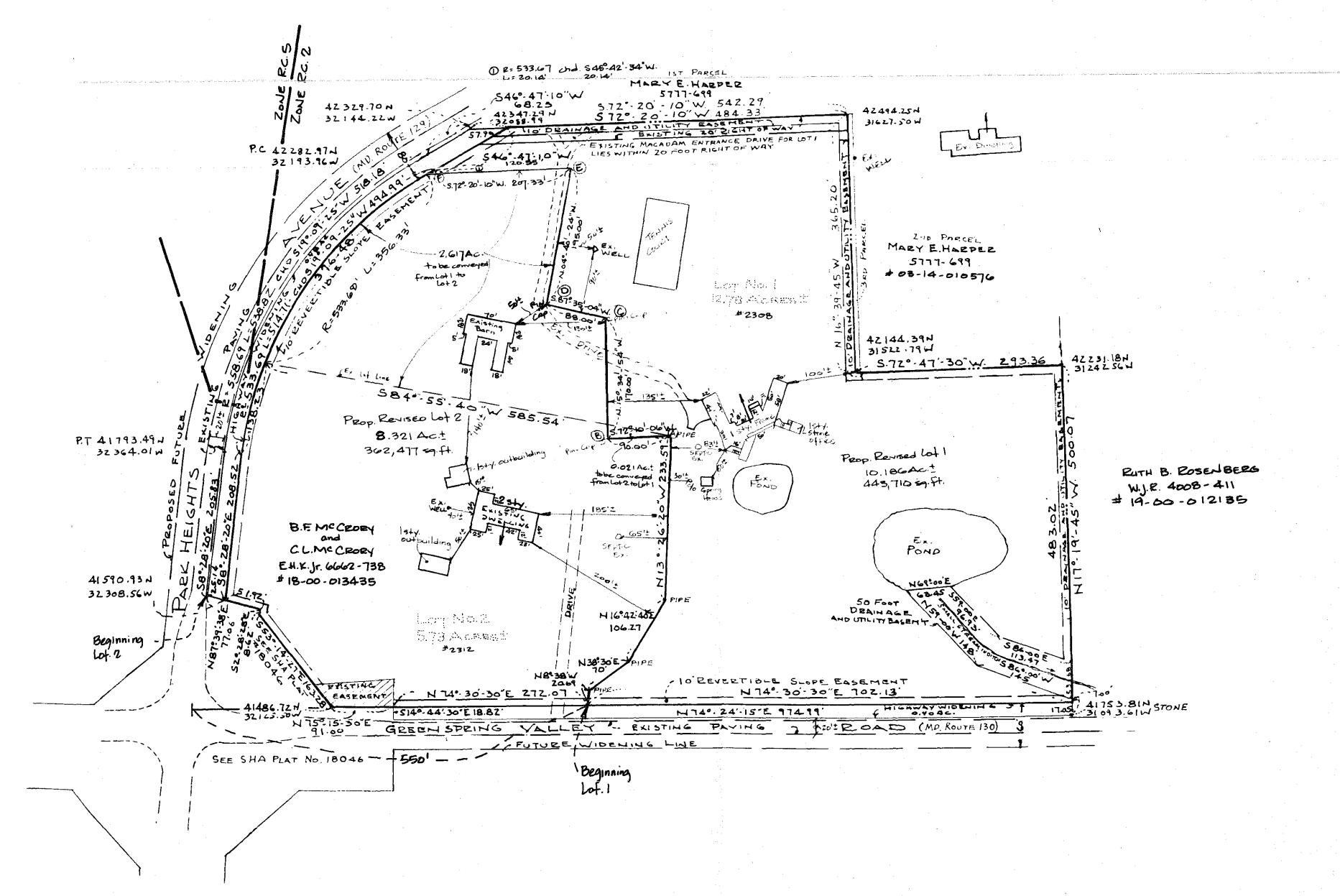
I HEREBY CERTIFY that on this 28th day of July, 1993, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Venable, Baetjer & Howard, 210 Allegheny Ave., Towson, MD 21204, Attorney for Petitioner.

ZAC.4/ZAC1





VICINITY MAP 1"= 2000"



93-46/-944

No buildings to be razed nor constructed.

No prior zoning hearings

Ex. Private water and sewer on site

Accr. No. 18-00-013434

Zowled R.C.2 - entire site is Zoned R.C.2

See Minor Subdivision Plat "Property of John M. Nelson III & Wife"

Plat Ref. E.H.K.Jr. 46 folio 16

PLAT TO ACCOMPANY SPECIAL HEARING FOR PROPERTY LOT LINE ADJUSTMENT

PROPERTY OF

JOHN M. NELSON III AND WIFE

LOCATED IN

BED COUNCILMANTIC DISTRICT

BALTIMORE CO.MD



2308 GREEN SPRING VALLEY ROAD STEVENSON, MARYLAND 21153

liber EHKy. 6620 folio 130

SCALE: 1"-100"

DATE: JUNE 80, 1993

GERHOLD, CROSS & ETZEL

REGISTERED PROFESSIONAL LAND SURVEYORS

Suite 100

320 East Towsontown Baulevard

Towson, Maryland 21286

(410) 823-4470